089.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,100 / 784,100
					USE VALUE:	784,100 / 784,100
					ASSESSED:	784,100 / 784,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPANGLER RONALD/ETAL
Owner 2:	SPANGLER THERESA
Owner 3:	
Street 1:	30 PINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1901, having primarily Stucco Exterior and 2012 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6214.000	359,600		424,500	784,100
Total Card	0.143	359,600		424,500	784,100
Total Parcel	0.143	359,600		424,500	784,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.71 | /Parcel: 389.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	56959
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!7273!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,600	0	6,214.	424,500	784,100		Year end	12/23/2021
2021	101	FV	348,900	0	6,214.	424,500	773,400		Year End Roll	12/10/2020
2020	101	FV	348,900	0	6,214.	424,500	773,400	773,400	Year End Roll	12/18/2019
2019	101	FV	261,300	0	6,214.	430,600	691,900	691,900	Year End Roll	1/3/2019
2018	101	FV	261,300	0	6,214.	321,400	582,700	582,700	Year End Roll	12/20/2017
2017	101	FV	261,300	0	6,214.	291,100	552,400	552,400	Year End Roll	1/3/2017
2016	101	FV	261,300	0	6,214.	279,000	540,300	540,300	Year End	1/4/2016
2015	101	FV	246,600	0	6,214.	236,500	483,100	483,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:17:44

LAST REV

Date	Time
04/30/19	15:56:58
apro	
7273	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARGULIES BENSO	29519-70		12/15/1998		339,000	No	No		Y

USER DEFINED

Prior Id # 1:	56959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2002	659	Redo Kit	20,000	C		G4	GR FY04	WINDOWS IN KITCHEN
6/1/2002	396	Re-Roof	4,900	C				
9/26/1994	486	Alterati	200					ADD CLOSET FROM BD

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
2/10/2009	Meas/Inspect	189	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	163	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6214		Sq. Ft.	Site		0	70.	0.98	5									424,493						424,500	

Total AC/HA:	0.14265	Total SF/SM:	6214	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,493	Spl Credit		Total:	424,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17186880
Const Adj.:	0.99594003
Adj $ / SQ:	157.560
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441769
Depreciation:	82169
Depreciated Total:	359600

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M

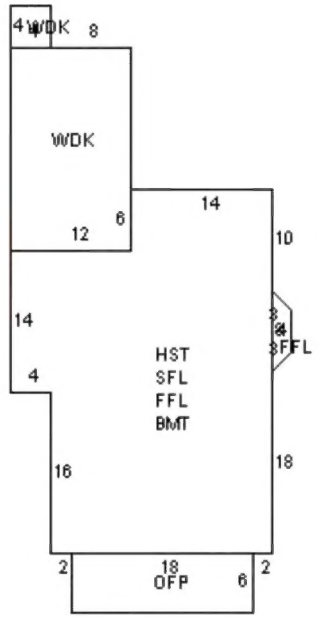
Totals		
1	9	5

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.56
Special Features:	0	Val/Su Net:	113.22
Final Total:	359600	Val/Su SzAd	178.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	812	157.560	127,939
BMT	Basement	800	47.270	37,814
SFL	Second Floor	800	157.560	126,048
HST	Half Story	400	157.560	63,024
WDK	Deck	256	9.870	2,526
OFP	Open Porch	108	31.650	3,418

	Net Sketched Area:	3,176		Total:	360,769
Size Ad	2012	Gross Area	3576	FinArea	2012

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

089.0-0006-0002.0

IMAGE

AssessPro Patriot Properties, Inc